



# At the Ranch

www.deerspringsranch.org

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## PRESIDENT'S PRONOUNCEMENT

*Candace Bosze*

We were very pleased to see so many members come to the Annual Meeting in September. The weather was beautiful and the ranch looked good. The roads are better than they ever have been, the cabins have been improved upon immensely, and we have a new water system. There is some sense of getting over the harsh winter and the very wet spring. We are now preparing for the winter months with a degree of haste!

There is change within the Board of Directors. Dale Clarkson has resigned as President and I, Candace Bosze, have taken the lead to direct this year to some better understandings and accomplishments. Larry Clarkson is now the Vice President and Dale is a member on the board. I am truly looking forward to working together to create a place of harmony as well as a constructively sound financial basis for Deer Springs Ranch. It will be a tremendous effort on all of our parts, but this is what you have stated that would benefit us the most. This is a challenge that we are excited about but it still comes with some trepidation. Our dreams and beliefs are strongly tied to the area we call home, Deer Springs Ranch.

Communication among all of the members is crucial for everyone to be informed about the events that occur at the ranch and decisions made for the

ranch. Our website is allowing all to check in to what is happening much faster, and it is being maintained on a regular basis. I do believe that is our first obligation to you as a board, so look for newsletters either through the website or mailed through the U.S. Post Office. Let us know what you would prefer.

At the last meeting, board members and other guests took a field trip around the ranch to observe first hand what some of the specific areas were that were important to consider for keeping the ranch in a stable condition. We also got to see some of the great renovations and fixes that have happened over the last year. There is real need to bring some buildings up to standards before they become so dilapidated that they are destroyed. Some of the cabins could use a coat of paint inside and others outside, too. The water running at the Red Reservoir hasn't occurred in years and right now it is running through the meadow; we can benefit from this venture by fixing the "leak". The three ponds are in better condition now by removing excess debris from the spillovers and strengthening the earthen dams. The new concrete housing around the new well has a look that it will last for many years to come with the generator building requiring some maintenance. These are merely a few items of concern.

There are priorities that must be addressed immediately and some that can be attended to at a later time. We are working to reach goals that are within our budget and still maintain those fea-

tures that represent Deer Springs Ranch. Our budget will be a top priority. I invite and encourage members to lend a hand if they can. It's fun and more of the checklist can be done if we work together.

I have spoken to many of you in years past and present, and you have commented that you would be interested in working on a committee to assist in some of the demands of the ranch. I have been around the ranch for over 27 years and I know it is a grueling job that cannot be done by just a few. Your expertise may be just what we need! Many hands and willing spirits could bring the ranch to a level that we are all satisfied with and proud to hold up our memberships and land for all to see. Together we can make a difference. Send me an email if you are interested in any area! (candyology@cox.net)

My husband and I live in Las Vegas, but you can reach us in the evening with this phone number (702-871-1108) most of the time or find us at our cabin at Lot 107 many times! I know that members

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have concerns or questions from time to time that may go unanswered, but please feel comfortable in contacting me so that I can address these issues and I will try to find some answers.

I pray for a productive year filled with many members visiting the ranch and being at peace. We will keep in touch.

Sincerely yours,  
Candace Bosze  
President of DSROA

### MANAGER'S MESSAGE

*Barbara Button*

Many projects have been in the works at the Ranch this past summer.

One of the largest was to finish the water system at the lower cabins. It is done!!! After many trials, the vault is in the ground and our expensive equipment is protected from frost. We are now approved by the State of Utah as a certified drinking water system.

For road improvements this year, I chose to work on the drainage issues (culverts, ditching, etc.) as this is a very important part of getting our roads to STAY in good shape. We installed eleven cement culverts in the Slide Canyon area and five culverts in other areas of the ranch. After all the floods we have had this year, we

are assured that our work is good. It has been tested!

We are continuing to work on upgrading the cabins. New paint, new roofing, new doors, and many minor repairs are a constant requirement of old cabins.

Thanks to so many members that have helped in one way or another. I couldn't do this without your support and encouragement. Even though occasionally we have disagreements, we have a very generous membership and I value your friendships.

### COMMENTS

*The Editor*

Please send your comments and suggestions for the newsletter to Larry Walters at:

LarryWalters@earthlink.net  
or mail them to:

2766 West 370 North  
Provo, UT 84601

And please visit our website at:

[www.deerspringsranch.org](http://www.deerspringsranch.org)

**If you would be willing to receive your newsletter by email rather than by US Mail, please let Larry Walters know at one of the above addresses. Thank you!**



Installing the vault at the new well started out just fine...

### RESULTS FROM THE ANNUAL MEETING POLL

In order to raise additional funds to maintain and improve the Ranch, should the Association ...

Raise the Annual Assessment:

Yes 19%  
Maybe 17%  
No 63%

Rent Cabins to Non-members

Yes 55%  
Maybe 20%  
No 24%

Sell an Association Lot

Yes 30%  
Maybe 16%  
No 55%

Lease out part of the Common Area

Yes 41%  
Maybe 22%  
No 36%

From this poll, it appears the most popular option would be to rent the cabins to non-members, followed by leasing out part of the common area. If you have other thoughts, we would love to hear them!

### ELECTION RESULTS

*Phil Hall and Larry Walters*

At the annual meeting, three members were elected to the Board of Directors. Each was elected for a two-year term. Please welcome Candy Bosze, Larry Clarkson and Larry Walters.

In addition, four proposals were considered by the membership. The vote tally was as follows:

**Proposal #1:** Proxy voting  
Continue: 77 (43%)  
Discontinue: 104 (57%)

This proposal would change the Bylaws and consequently required a 66% majority to pass. The proposal failed.

**Proposal #2:** Group I (Clarkson) Amendments to the Restrictive Covenants and Bylaws

Accept: 64 (36%)

Reject: 116 (64%)

This proposal would change both the Bylaws and the Restrictive Covenants. As noted, Bylaw changes require a 66% majority. Restrictive Covenant changes require a 75% majority. The proposal failed.

**Proposal #3:** Group II (Hall) amendments to the Restrictive Covenants and Bylaws

Accept: 108 (62%)

Reject: 67 (38%)

This proposal would also change both the Bylaws and the Restrictive Covenants. The proposal failed.

**Proposal #4:** Meadow Canyon Road public access easement and acceptance of County investment proposal

Accept: 87 (49%)

Reject: 90 (51%)

One attorney present at the meeting indicated that this proposal would effectively change the Restrictive Covenants, and thus would require a 75% majority to pass. Whether this is true or not, the proposal failed to gain a simple majority.

**RECENT ACTION BY THE BOARD**

*Larry Walters, Secretary*

At the Board meeting held on September 17, 2005, following the annual meeting, the following officers were elected:

- Dale Clarkson, President
- Candy Bosze, Vice-President
- Larry Walters, Secretary
- Shawna Cox, Treasurer

Subsequently, at the Board meeting held October 15, 2005, Dale Clarkson resigned as President of DSROA but indicated that he would continue to serve out his term on the Board.



But then things got a little tense...

To see the rest of the story, visit our website.

Candy Bosze was elected President, with Larry Clarkson Vice-President.

The Board also voted at the October meeting to move \$15,000 from the capital improvement account to the operating account to pay for completion of the new well and water system. These funds were spent previously and this action simply reimburses the operating account for that expenditure.

The Board agreed that the next budget will take the majority of their attention over the next two months. Member input on budget priorities would be greatly appreciated. Please send your comments to any member of the Board or to the website.

**ON THE WILD SIDE**

*Larry Clarkson, Vice-President*

I would like to thank all who make DSR such a great place. For me one of the greatest things about the ranch is the opportunity to get out and enjoy the WILD THINGS. As one of my assignments on the board I deal with the wildlife issues at the ranch. This coming year I will be working to put together a committee that will function to promote an increase in the opportunity to view and enjoy the many animals that call DSR home during different times of the year. I

would like to ask for volunteers to participate with me. If you have a particular area or animal of interest or area of expertise please let me know. We will be working on identifying which animals frequent the ranch and in which areas they can most often be seen. We will be developing food sources to increase your possible sightings. We will be also developing much needed water sources for the benefit of wildlife and to better control erosion. The Wildlife committee can also contribute significantly to our ranch budget. I look forward to a productive year at the ranch and hope all will find it the most enjoyable year yet! Come out and enjoy the Fish, Fowl and Fur and I'm not talking about the board of directors either!



Seen any critters lately?

**A VERY SPECIAL THANKS TO...**

**Larry Murphy** for hours and many dollars worth of work on the electrical systems at the ranch house and at the generator.

**Lee Bellar** who took several trips to the dump with the trash trailer and had to hand unload a few of them! He also brought his wood splitter to the ranch and split much wood.

**Klen Brooks** who helped cut firewood, helped Barbara with the wrangling, loaned his four wheelers to the ranch and is always willing to lend a helping hand.

**Jerry Racine** who donated many hours of his time to clean cabins this summer.

**Joe Bosze** for making our new Deer Springs Ranch sign at the entrance to the ranch, for welding us some heavy duty valve keys, for welding us a lid for the generator shed, and for all the help with equipment maintenance.

**Candy Bosze** donated dishes, pans, wood blinds, pictures, and ran many errands in Las Vegas for us.

**Rod Johnson** for making beautiful saddle racks and for helping with the wrangling.

**Dave Turley Jr.** for putting the metal roof on the Garden Cabin, for fixing the chimney flues on cabin 1, 7, and 8, and for loaning us his horses for the summer.

**Phil Hall** for loaning us his dump truck to haul rock and gravel, for donating money and time to the ranch.

**Ken Lent** for donating a new weed eater, for loaning the ranch his brush wacker, for many other donations of items and time.

**Vance Green** for donating equipment to locate underground lines, for his expertise with audio recordings of meetings, for his help with technical questions relating to the water system and the computer system.

**Taylor Button** for hours of donated time and equipment in cleaning up headquarters area, fixing fences, building a new entrance at the ranch, and for hauling loads of hay to the ranch.

**Brent Fullmer** for hundreds of hours of donated time coordinating road work, helping with water system work, hauling the trash to town, fixing the solar system and electrical system, helping with the old barn repairs, helping lift heavy items, running errands in Kanab, and the list goes on.....

**Barbara Button** who has repeatedly done more than asked and done it with a special flair.

**FUND RAISING ACTIVITIES**

Thanks to the following for donations for the ranch auction:

**Marsha Painter** for beautiful stained glass art. **Larry Clarkson** for camouflage binoculars and for the meat marinater. **Larry Murphy** for the Savage 30.06 rifle with scope and case. **Barbara Button** for large cabin cleaning and chicken and rib dinners for 10. **Brent Fullmer** for Troop Carrier ride with dinner. **Phil Hall** for plane ride over the ranch for five.

We do not know exactly how much the auction will bring to the ranch as one of the auction items was the sale of a beef which will be weighed and paid for later this year. \$1510 was raised before the beef proceeds. The beef will probably bring in about \$1000 more.

Raffle: Thanks to all those that donated to the pump house fund for a chance for 2006 assessments to be free. We raised \$420 above the cost of the assessment. This paid for the stainless steel lid we needed for the pump house.

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